



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, December 6, 2016

The Zoning & Platting Commission convened in a regular meeting on December 6, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Thomas Weber called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

Ana Aguirre
Ann Denkler – Parliamentarian (*arrived late*)
Bruce Evans
Betsy Greenberg
Susan Harris
Jolene Kiolbassa – Secretary
Thomas Weber - Chair

Absent:

Gabriel Rojas – Vice-Chair
Dustin Breithaupt
Yvette Flores
Sunil Lavani

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

B. APPROVAL OF MINUTES

1. Approval of minutes from November 1, 2016 and November 15, 2016.

Motion to lay approval of minutes from November 1, 2016 and November 15, 2016 by Chair Weber was granted by general consent. Vice-Chair Rojas and Commissioners Breithaupt, Flores and Lavani absent.

Motion by Commissioner Greenberg to divide the question was approved by general consent. Vice-Chair Rojas and Commissioners Breithaupt, Flores and Lavani absent.

After debate the motion by Chair Weber, seconded by Commissioner Greenberg to approve the minutes of November 15, 2016, as amended, was approved on a vote of 7-0. Vice-Chair Rojas and Commissioners Breithaupt, Flores and Lavani absent.

Motion by Commissioner Greenberg to recess for 5 minutes was approved by general consensus. Vice-Chair Rojas and Commissioners Breithaupt, Flores and Lavani absent.

Motion by Commissioner Kiolbassa, seconded by Commissioner Harris to approve the minutes of November 1, 2016, as amended, was approved on a 7-0 vote. Vice-Chair Rojas and Commissioners Breithaupt, Flores and Lavani absent.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2016-0021 - Double Creek Residences; District 5](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)
Agent: Walters Southwest (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Postponement request by the Staff to December 20, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant staff's request for postponement to January 17, 2017 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 6-0. Vice-Chair Rojas and Commissioners Breithaupt, Denkler (absent for consent agenda), Flores and Lavani absent.

2. **Resubdivision:** [C8-2016-0053.0A - Golemon Subdivision; District 8](#)
Location: 3607 Pinnacle Rd, Eanes Creek Watershed
Owner/Applicant: R. Kinnan and Jaqueline Golemon
Agent: Urban Design Group (Don Samson)
Request: Approval of the resubdivision of Lot 4, Pinnacle Oaks Subdivision, with a flag lot variance, comprised of two lots on 3.49 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department

Public Hearing Closed

The motion to grant staff's recommendation for C8-2016-0053.0A - Golemon Subdivision located at 3607 Pinnacle Rd was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 6-0. Vice-Chair Rojas and Commissioners Breithaupt, Denkler (absent for consent agenda), Flores and Lavani absent.

3. **Final Plat with Preliminary Plan:** [C8-2014-0251.1A - Wildhorse Ranch Subdivision; District 7](#)
Location: Northwest corner of N SH 130 and E Parmer Lane, Gilliland Creek Watershed
Owner/Applicant: Heart of Manor, LP
Agent: Kimley-Horn & Associates (Kevin Burks)
Request: Approval of Wildhorse Ranch, Section 1, comprised of 118 lots on 37.8 acres
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing Closed

The motion to grant staff's recommendation for Northwest corner of N SH 130 and E Parmer Lane located at Northwest corner of N SH 130 and E Parmer Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 6-0. Vice-Chair Rojas and Commissioners Breithaupt, Denkler (absent for consent agenda), Flores and Lavani absent.

4. **Variance only:** [C8-2016-0074.0A - Channel Rd.; District 10](#)
Location: 1750 Channel Rd, Lake Austin Watershed
Owner/Applicant: Red Bud Partners, LP (Tom Davis, Jr.)
Agent: Noble Surveying & Engineering Works, LLC (Ryan Irion)
Request: Approval of a variance from LDC 25-8-453(B), minimum lot size in the Uplands Zone of a Water Supply Rural Watershed.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing Closed

The motion to grant staff's recommendation for C8-2016-0074.0A - Channel Rd. located at 1750 Channel Rd was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 6-0. Vice-Chair Rojas and Commissioners Breithaupt, Denkler (absent for consent agenda), Flores and Lavani absent.

5. Resubdivision: [C8-2016-0113.0A - Resubdivision of Lot 29, Block B, Lakewood Village; District 10](#)

Location: 5600 Driftwood Drive, Bull Creek Watershed
Owner/Applicant: Carson Construction (Casey Carson)
Agent: Texas Engineering Solutions (Justin Lange)
Request: Approve the resubdivision of one lot into 2 lots on 0.428 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing Closed

The motion to grant staff's recommendation for C8-2016-0113.0A - Resubdivision of Lot 29, Block B located at 5600 Driftwood Drive was approved on the motion by Chair Weber on a vote of 7-0. Vice-Chair Rojas and Commissioners Breithaupt, Flores and Lavani absent.

Public Hearing re-opened on general consent to allow testimony from additional speakers.

Commissioner Greenberg, seconded by Kiolbassa, moved to rescind action on item C-5; later withdrawn.

Public Hearing closed.

6. Preliminary Plan: [C8J-2015-0228 - Creeks Edge Preliminary Plan](#)

Location: 6813 Cuadill Lane, Little Barton Creek Watershed
Owner/Applicant: Creeks Edge Ltd. (Roger Aufieri)
Agent: LJA Engineering (Dan Ryan)
Request: Approval of the Creeks Edge Preliminary Plan consisting of 38 lots and associated right-of-way on 58.7 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing Closed

The motion to grant staff's recommendation for 6813 Cuadill Lane located at 6813 Cuadill Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 6-0. Vice-Chair Rojas and Commissioners Breithaupt, Denkler (absent for consent agenda), Flores and Lavani absent.

7. **Final Plat with Preliminary Plan:** [C8-2015-0092.1A - The Enclave at Arch Hill Subdivision; District 6](#)
 Location: 11914 Archhill Drive, Bull Creek Watershed
 Owner/Applicant: Haven Blue Development (Andrea Mangan)
 Agent: Site Specifics, Inc. (B.J. Cornelius)
 Request: Approval of the Enclave at Arch Hill Subdivision final plat composed of 19 lots on 5.96 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

Posting error; no action required

8. **Resubdivision:** [C8-2016-0152.0A - Commerce Park at Harris Branch Retail Section 4; District 1](#)
 Location: 12300 Harris Branch Parkway, Harris Branch Watershed
 Owner/Applicant: Big Diamond Inc. (Debbie Avery)
 Agent: Pape-Dawson Engineering Inc. (Terry Reynolds)
 Request: Approval of the resubdivision of one lot into a two lot subdivision on 5 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

Public Hearing Closed

The motion to grant staff's recommendation for C8-2016-0152.0A - Commerce Park at Harris Branch Retail Section 4 located at 12300 Harris Branch Parkway was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 6-0. Vice-Chair Rojas and Commissioners Breithaupt, Denkler (absent for consent agenda), Flores and Lavani absent.

9. **Final Plat - Resubdivision:** [C8J-2016-0221.0A - Strobo Subdivision; District 10](#)
 Location: 4509 City Park Road, Coldwater Creek Watershed
 Owner/Applicant: Robert Strobo
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of Strobo Subdivision composed of 1 lot on 4.62 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 10. Final Plat with Preliminary Plan:** [C8J-2015-0021.2A - Easton Park Section 1C Phase 2; District 2](#)
 Location: 7708 Colton Bluff Springs Road, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton LLC (Luke Gosda)
 Agent: Peloton Land Solutions (Sarah Putz)
 Request: Approval of Easton Park Section 1C Phase 2 composed of 132 lots on 8 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat:** [C8J-2016-0229.0A - Goebler Addition \(Withdraw / Resubmittal of C8J-2015-0245.0A\)](#)
 Location: 12927 Lowden Lane, Bear Creek Watershed
 Owner/Applicant: Goebler Properties Inc
 Agent: Carlson, Brigance & Doering, Inc. (Joann Eagle)
 Request: Approval of Goebler Addition (Withdraw / Resubmittal of C8J-2015-0245.0A) composed of 1 lot on 4.94 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat:** [C8-2016-0231.0A - Overlook at Spicewood Springs; District 10](#)
 Location: 4920 Spicewood Springs Road, Bull Creek Watershed
 Owner/Applicant: Jos. Binford & R Haberman Trust (Danny Haberman, Trustee)
 Agent: Civile LLC (Lawrence M. Hanrahan)
 Request: Approval of Overlook at Spicewood Springs composed of 2 lots on 24.14 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - Amended Plat:** [C8-2016-0223.0A - Amended Plat of Lot 8 Crestview Station; District 7](#)
 Location: 7500 North Lamar Boulevard, Waller Creek Watershed
 Owner/Applicant: Crestview Station LLR Land (James Matoushek, VP)
 Agent: LJA Engineering (Paul Viktorin)
 Request: Approval of the Amended Plat of Lot 8 Crestview Station composed of 1 lot on 0.54 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat with Preliminary Plan:** [C8J-2011-0065.6A - Avana Phase One Section Six; District 8](#)
 Location: Escarpment Boulevard, Bear Creek Watershed
 Owner/Applicant: Calatlantic Homes of Texas Inc.
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Avana Phase One Section Six composed of 73 lots on 16.0123 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Previously Unplatted:** [C8J-2016-0222.0A - 973 Subdivision](#)
 Location: 9120 South FM 973 Road, Maha Creek Watershed
 Owner/Applicant: Joe & Larry Real Estate
 Agent: APEC, LLC (Matt Phelps, P.E.)
 Request: Approval of the 973 Subdivision composed of 3 lots on 3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Previously Unplatted:** [C8J-2016-0225.0A - Jaimes Subdivision](#)
 Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
 Owner/Applicant: Jaimes Iris
 Agent: Capitol Drafting & Design (Albert Alaniz)
 Request: Approval of the Jaimes Subdivision composed of 2.83 lots on 3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Preliminary Plan:** [C8J-2016-0228 - Live Oak Springs](#)
 Location: 9406 Morninghill Drive, Slaughter Creek Watershed
 Owner/Applicant: David Knapp
 Agent: Land Strategies (Paul Linehan)
 Request: Approval of Live Oak Springs composed of 91 lots on 164.60 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat - Amended Plat:** [C8J-2016-0232.0A - Rob Roy 360; District 10](#)
 Location: 800 North Capital of Texas Highway, Bee Creek Watershed
 Owner/Applicant: 360 Development (Shelly Rosales)
 Agent: Civile LLC (Lawrence M. Hanrahan)
 Request: Approval of the Rob Roy 360 Final Plat composed of 1 lot on 16.82 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

19. **Final Plat with Preliminary Plan:** [C8J-2008-0168.1A - Entrada Phase 1](#)
 Location: Dessau Road, Gilleland Creek Watershed
 Owner/Applicant: Lennar Homes of Texas Land & Construction, Ltd.
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: Approval of the Entrada Phase 1 Final Plat composed of 156 lots on 54.8 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
20. **Final Plat with Preliminary Plan:** [C8-2015-0183.2A.SH - The Riverbend West 1; District 2](#)
 Location: East SH 71 Westbound, Colorado River Watershed
 Owner/Applicant: Stoneridge (Mitchell Wong) and GRCE/TX Austin (James Goveia)
 Agent: Urban Design Group / John Noell P.E. (June Routh)
 Request: Approval of the Riverbend West 1 Final Plat composed of 1 lot on 39.56 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearing closed.

The motion to disapprove Items #9-20 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 6-0. Vice-Chair Rojas and Commissioners Breithaupt, Denkler (absent for consent agenda), Flores and Lavani absent.

D. NEW BUSINESS

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Chair Thomas Weber, Vice-Chair Gabriel Rojas)

Commissioner Greenberg moved, seconded by Commissioner Kiolbassa to have a *conent items only agenda* on December 20, 2016 to be followed by a Joint CodeNEXT Worksession.

Comissioner Kiolbassa moved to amend the main motion, seconded by Commissioner Aguirre, to hear cases from 6:00 p.m. – 7:30 pm and then adjourn for a Joint CodeNEXT Work Session failed on a vote of 4-3. Those voting aye were Commissioners Aguirre, Denkler, Greenberbeg and Kiolbassa. Those voting nay were Chair Weber, Commissioner Evans and Harris. Vice-Chair Rojas and Commissioners Breithaupt, Flores and Lavani absent.

After debate Commissioner Greenberg’s main motion passed on a vote of 7-0.

Chair Weber moved, seconded by Commissioner Kiolbassa to include March 31, 2017 as a Zoning and Platting Commission *conent items only agenda* to be followed by a Joint CodeNEXT Worksession; attend and participate in Joint CodeNEXT Work Sessions designated by the Planning

Commission after their Regular meeting schedule [to be decided by the Planning Commission] and hold Joint CodeNEXT Work Sessions on 5th Tuesdays.

Chair Weber's motion passed on a vote of 7-0.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

No reports provided.

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Tuesday, December 6, 2016 at 8:15 p.m.

Approved December 20, 2016



Commissioner Jolene Kiolbassa
Secretary

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